

**BOARD MEMBERS**

Brian Haren, Chairman  
John H. Culbreth, Sr., Vice-Chairman  
Al Gilbert  
Jim Graw  
Danny England

**STAFF**

Peter A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Chakevia Jones, Planning & Zoning Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**August 2, 2018**  
**7:00 pm**

**\*Please turn off or turn to mute all electronic devices during the  
Planning Commission Meetings**

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1. Consideration of the Minutes of the meeting held on July 19, 2018.

**NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat of Habakkuk George Weeks and Lydia Weeks Monroe. The property will consist of two residential lots zoned A-R, is located in Land Lot 40 of the 4<sup>th</sup> District and front(s) on Hardy Road.

**PUBLIC HEARING**

3. Consideration of Petition No. 1276-18, Christine Thornton & Claudine Morris, Owners, and Trent Foster, Agent, request to rezone 18.172 acres from A-R to R-75 to develop a Single-Family Residential Subdivision consisting of six (6) lots. This property is located in Land Lot 105 of the 7<sup>th</sup> District and fronts on Dogwood Trail.
4. Consideration of Petition No. 1277-18A, William Taylor III, Owner, request to rezone a total of 46.26 acres from A-R to R-70 to develop a Single-Family Residential Subdivision consisting 23 lots. This property is located in Land Lot 196 of the 13th District and fronts on Westbridge Road.
5. Consideration of Petition No. 1277-18B, William Taylor III, Owner, request to rezone a total of 40 acres from A-R to R-70 to develop a Single-Family Residential Subdivision consisting 23 lots. This property is located in Land Lot 221 of the 13th District and fronts on Old Ford Road.
6. Consideration of an amendments to the Future Land Use Plan map of the Fayette County Comprehensive Plan for the area generally north of Harp Road, south of Seay Road, south of Perry Creek and east of Redwine Road from Rural Residential 2 (1 unit/2 acres) to Low Density Residential (1 unit/ 1 acre).

To: Fayette County Planning Commission  
From: Channele Blaine, Zoning Administrator  
Date: July 27, 2018  
Subject: Minor Subdivision Plat to be considered on August 2, 2018

**FINAL PLAT**

**OWNER/APPLICANT**

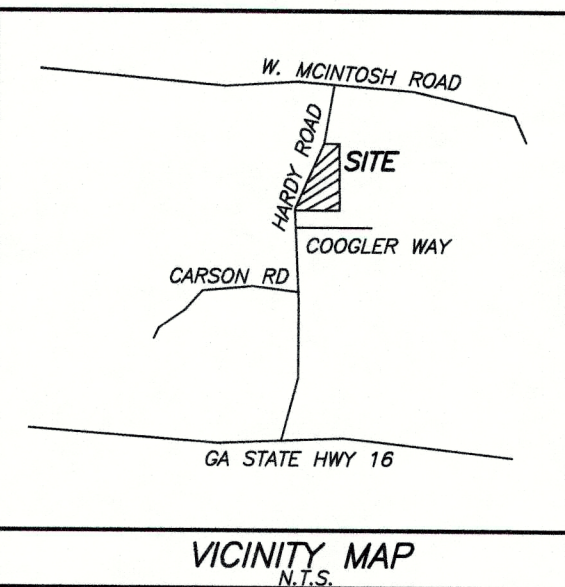
MSP of Habakkuk George Weeks & Lydia W. Monroe      Habakkuk George Weeks & Lydia W. Monroe  
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Recommend **APPROVAL w/condition** for the Minor Subdivision Plat.

\*Level III soil survey



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



TRACT 1
12.72 ACRES
553,967 S.F.
CONTIGUOUS AREA: 8.23 AC
OWNERS
HABAKKUK GEORGE WEEKS
LYDIA WEEKS MONROE
252 HARDY ROAD
BROOKS, GEORGIA 30205+
CONTACT: LYDIA WEEKS
770.380.0771

TRACT 2
12.72 ACRES
553,967 S.F.
CONTIGUOUS AREA: 7.83 AC

SITE SUMMARY
25.44 ACRES
1,107,934.00 S.F.

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY: *[Signature]*

GA REGISTERED LAND SURVEYOR LICENSE NO. 2351



CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,356 FEET AND AN ANGULAR ERROR OF 0.03" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 167,382 FEET. TYPE EQUIPMENT USED : LEICA-1103 TOTAL STATION

I HEREBY CERTIFY, THIS PLAT IS A CORRECT REPRESENTATIVE OF THE LAND PLATTED AND HAS BEEN PREPARED WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

*[Signature]*

GEORGIA REGISTERED LAND SURVEYOR NO. 2351  
CHARLES H. JACKSON, R.L.S.  
200 MARILYN DRIVE E.  
FAYETTEVILLE, GEORGIA 30214  
678.725.5435

JACKSON  
LAND  
SURVEYING  
P.C.

200  
MARILYN DRIVE EAST  
FAYETTEVILLE, GA.  
30214

C: 678.725.5435  
F: 678.586.5524

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 7/27/18 SIGNED *[Signature]*

ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

ENVIRONMENTAL MANAGEMENT

APPROVED BY THE FAYETTE COUNTY ENGINEER

DATE 7/26/18 SIGNED *P. Mallon*

COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

SECRETARY

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 7/27/2018 SIGNED *[Signature]*

ZONING ADMINISTRATOR

APPROVED BY THE FAYETTE COUNTY FIRE MARSHALL. ALL FIRE HYDRANTS ARE SHOWN

DATE 7/30/18 SIGNED *[Signature]*

FIRE MARSHALL

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE HABAKKUK GEORGE WEEKS AND LYDIA WEEKS MONROE SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER	DATE	MORTGAGEE	DATE

NO ROAD RIGHTS-OF-WAY OR EASEMENTS TO BE DEEDED TO FAYETTE COUNTY.

LEVEL III SOIL SURVEY

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY \_\_\_\_\_ IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER \_\_\_\_\_

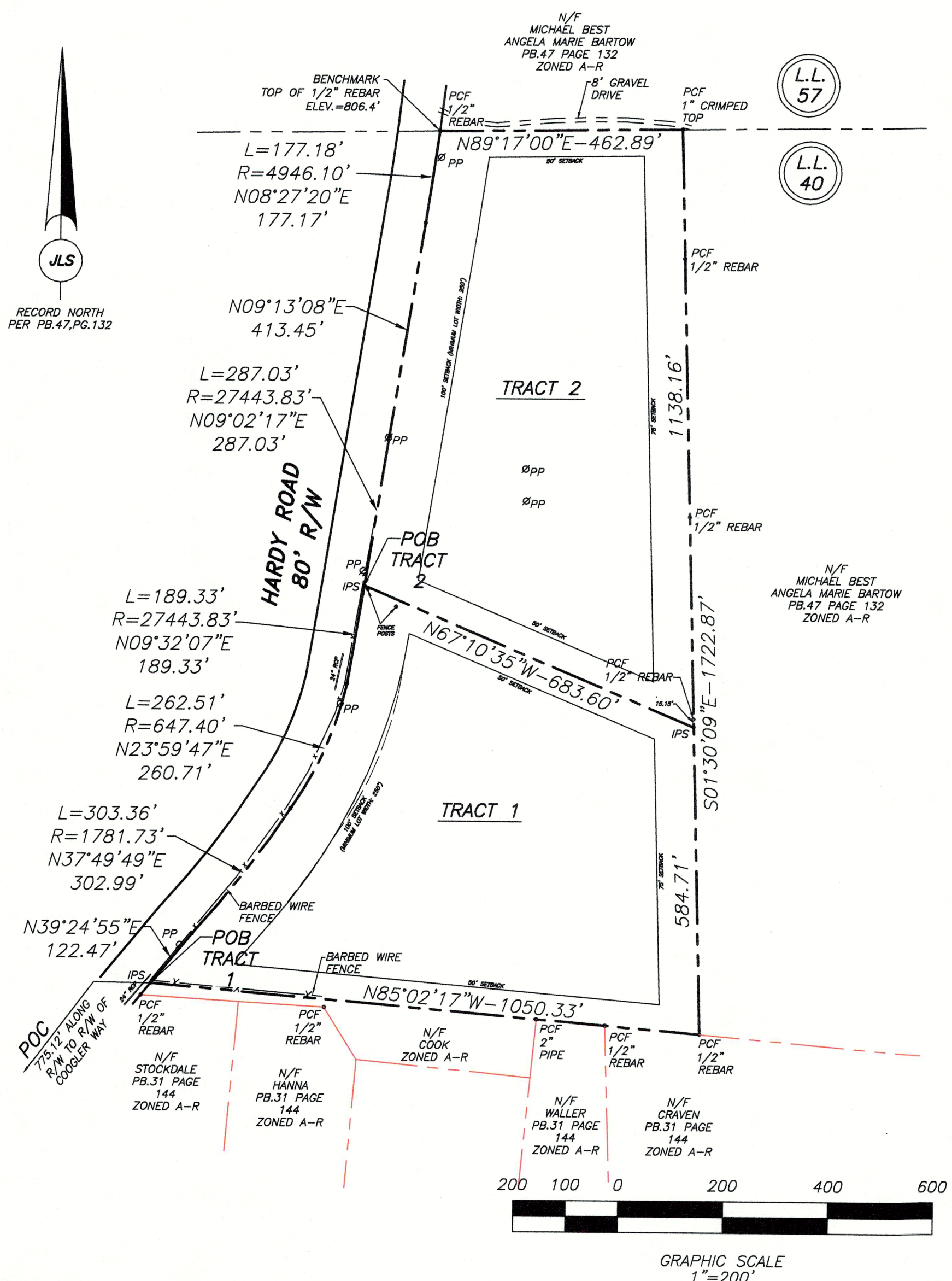
COMPANY ADDRESS AND TELEPHONE \_\_\_\_\_

GEORGIA DHR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER

REGISTRATION NO. \_\_\_\_\_

REGISTRATION NUMBERS/LICENSE NUMBERS \_\_\_\_\_

LEGEND	
	POWER POLE
	OVERHEAD ELECTRIC
	STORM DRAINAGE PIPES
	CURB AND GUTTER
	PROPERTY CORNER FOUND
	IRON PIN SET
	WATER METER
	GAS METER
	CATCH BASIN
	DROP INLET
	JUNCTION BOX
	NOW OR FORMERLY CLEAN OUT
	MANHOLE
	ELECTRIC METER



- NOTES
1. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1103 TOTAL STATION.
  2. THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATIONS AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
  3. THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
  4. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. JACKSON LAND SURVEYING, PC HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION PROVIDED BY OTHERS. JACKSON LAND SURVEYING, PC IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
  5. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-(09)(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
  6. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
  7. ZONING: A-R  
SETBACKS: FRONT-100', SIDE 50', REAR-75'  
MAXIMUM HEIGHT: 35'  
MINIMUM ROAD WIDTH: 250'  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM FLOOR AREA 1200 S.F.
  8. LOTS TO BE SERVED BY WELL WATER AND SEPTIC TANK AND DRAINFIELD
  9. NO EXISTING STRUCTURES OR FEATURES ON PROPERTY
  10. EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
  11. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
  12. NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THE PROPERTY
  13. THERE ARE NO STATE WATERS ON THE PROPERTY
  14. THERE ARE NO WETLANDS ON THE PROPERTY
  15. NO GROUNDWATER RECHARGE AREAS ON THE PROPERTY

SURVEY DATA	
TOTAL AREA:	25.44 ACRES
ERROR OF CLOSURE PLAT:	1 IN 167,382
ERROR OF CLOSURE FIELD:	1 IN 49,356
ANGULAR ERROR:	0.03" PER ANGLE POINT
ADJUSTED BY:	NO ADJUSTMENT
EQUIPMENT USED:	LEICA 1103 TOTAL STATION
FIELD WORK COMPLETED ON:	APRIL 25, 2018

REFERENCES	
PLAT BOOK 31 PAGE 144	
PLAT BOOK 5 PAGE 89	
PLAT BOOK 47 PAGE 132	
DB 1403 PG 328	
DB 1405 PG 341	
DB 1405 PG 343	

FLOOD CERTIFICATION

ACCORDING TO THE F.E.M.A., F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13113C0165E DATED 9/26/2008 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" - AREA OF MINIMUM FLOOD HAZARD.



MINOR SUBDIVISION PLAT  
FOR  
HABAKKUK GEORGE  
WEEKS &  
LYDIA WEEKS MONROE

REVISION	DESCRIPTION	DATE	BY

DRAWN BY: JAF

DESIGNED BY: -

SURVEYED BY: CHJ

SURVEY DATE: 04/25/2017

CHECKED BY: CHJ

PROJECT NAME:

HARDY ROAD  
WEEKS &  
MONROE  
SUBDIVISION

SHEET TITLE:

MINOR  
SUBDIVISION  
PLAT

PROJECT NO.	SHEET NO.
LWM001	1
DATE:	of 1
4/26/2018	
ISSUE No. 1	



**REQUESTED ACTION:** A-R to R-75

**PROPOSED USE:** Residential Subdivision

**EXISTING USE:** Undeveloped

**LOCATION:** Dogwood Trail

**DISTRICT/LAND LOT(S):** 7th District, Land Lot(s) 105

**OWNERS:** Christine Thornton & Claudine Morris

**AGENT:** Trent Foster

**PLANNING COMMISSION PUBLIC HEARING:** August 2, 2018

**BOARD OF COMMISSIONERS PUBLIC HEARING:** August 23, 2018

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**APPLICANT'S INTENT**

Applicant proposes to develop a Residential Subdivision consisting of six (6) lots on 18.172 acres.

**STAFF RECOMMENDATION**

**Approval with one (1) Condition**



## **INVESTIGATION**

### **A. PROPERTY SITE**

The subject property is a 18.172 acre tract fronting on Dogwood Trail in Land Lot(s) 105 of the 7th District. Dogwood Trail is classified as a Collector road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

### **B. SURROUNDING ZONING AND USES**

The general situation is a 18.172 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-20 (Tyrone). See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Comprehensive Plan</b>
North	39.23	R-20 (Tyrone)	Undeveloped Single-Family Residential Subdivision	
South (across Dogwood Trail)	51.89	A-R	Undeveloped	Low Density Residential (1 Unit/1 Acre)
East	5.2 20.0	A-R A-R	Single-Family Residence Church	Low Density Residential (1 Unit/1 Acre)
West	6.0 11.8	A-R A-R	Single-Family Residence Single-Family Residence	Low Density Residential (1 Unit/1 Acre)

### **C. COMPREHENSIVE PLAN**

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre) and Environmentally Sensitive Areas (floodplain). This request conforms to the Fayette County Comprehensive Plan.

### **D. ZONING/REGULATORY REVIEW**

The applicant seeks to rezone A-R from to R-75 for the purpose of developing a Residential Subdivision consisting of six (6) lots.



### **Platting**

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

### **Access**

The Concept Plan submitted indicates all six (6) lots will access Dogwood Trail. To reduce traffic impact of Dogwood Trail, Staff is recommending a condition that the development be limited to three (3) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots (see Public Works/Engineering comments below)

## **E. REVIEW OF CONCEPT PLAN**

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

## **F. DEPARTMENTAL COMMENTS**

### **Water System**

Water taps to be installed by developer.

### **Public Works/Engineering**

1. Dogwood Road is a collector and a ROW dedication is required for all road frontage along it that will provide 40 feet of ROW as measured from the existing road centerline. (It appears this is existing ROW.)
2. Access to Dogwood Trail for these lots will be predominately from SR 74 and Tyrone Road. There is a traffic signal at Dogwood Trail and SR 74. The intersection of Dogwood Tr. and Tyrone is stop-controlled on Dogwood.
3. According to GDOT on-line traffic data, Dogwood Trail has an annual average daily traffic count of 3,230 vpd. The project would increase the existing traffic on Dogwood Trail by 1.8%.
4. That the six (6) lots shall be limited to three (3) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots. The locations of the driveway curb cuts shall be approved by the Fayette County Public Works Director.



### **Environmental Management**

Floodplain Management Ord applies - The subject property contains Zone AE. Graphically show floodway from FEMA. Field run FEMA BFE. All lots subject to MFFE's.

Watershed Protection Ord applies - State Waters determination for Flat Creek tributaries will be required. Watershed buffer is 100 ft. from FEMA BFE and 50 ft. setback from buffer. Buffer for all other state waters requiring a buffer is 50 ft. from wretched vegetation and 25 ft. setback.

### **Environmental Health Department**

This department has no objections to the proposed rezoning. This department will need to be involved with a formal subdivision review process prior to being in a position to sign any plat.

### **Fire**

Approved

### **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to R-75 for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre) and Environmentally Sensitive Areas (floodplain). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **Approval with one (1) Condition.**

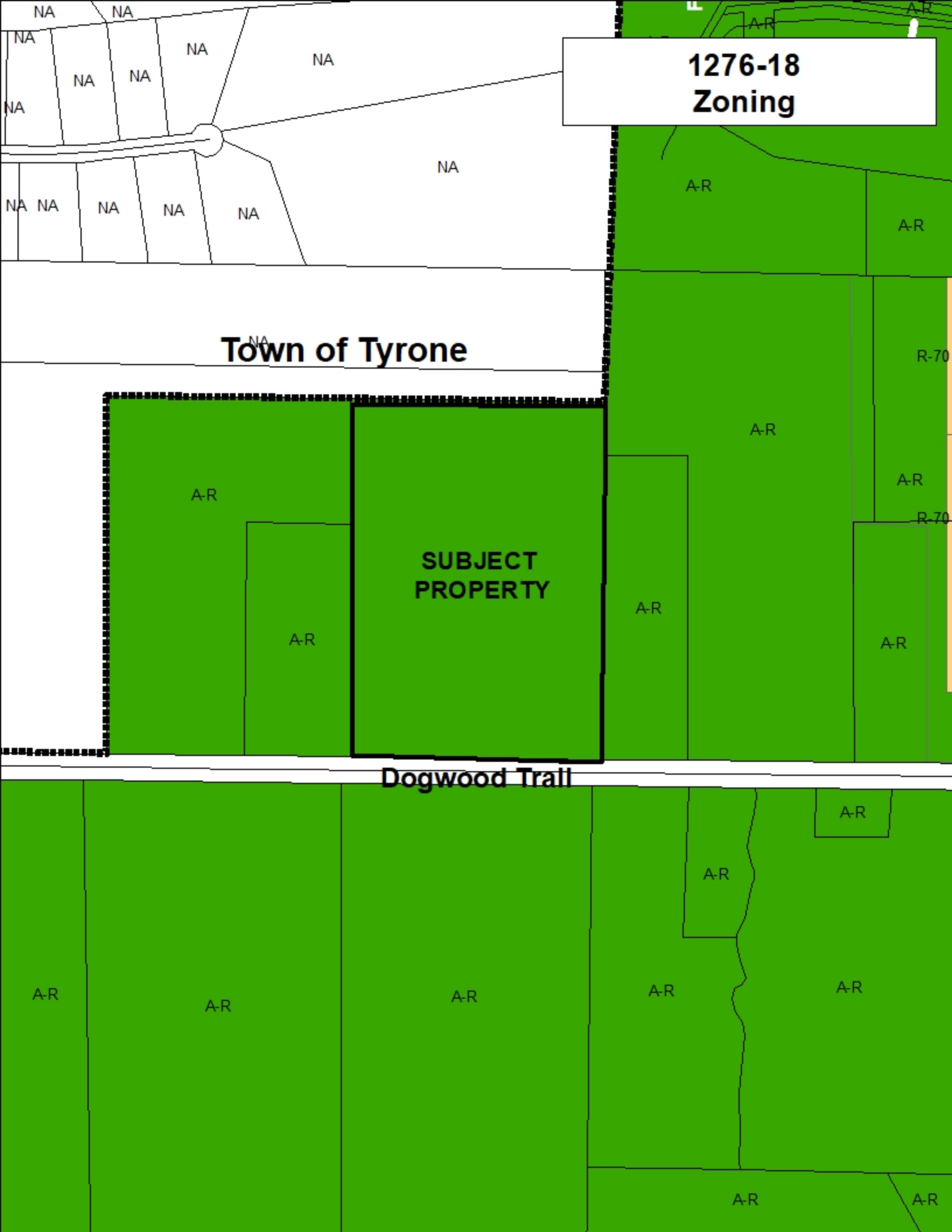


### **RECOMMENDED CONDITIONS**

If this petition is approved by the Board of Commissioners, it should be approved R-75 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. That the six (6) lots shall be limited to three (3) driveway curb cuts and each driveway curb cut shall service no more than two (2) lots. The locations of the driveway curb cuts shall be approved by the Fayette County Public Works Director.





**1276-18  
Zoning**

**Town of Tyrone**

**SUBJECT  
PROPERTY**

**Dogwood Trail**

**1276-18**  
**Land Use Plan**

City\_Limits

ENVIRONMENTALLY  
SENSITIVE AREAS

**Town of Tyrone**

LOW DENSITY  
RESIDENTIAL

**SUBJECT  
PROPERTY**

**Dogwood Trail**  
LOW DENSITY  
RESIDENTIAL

ENVIRONMENTALLY  
SENSITIVE AREAS



**1276-18  
Aerials**

**Town of Tyrone**

**SUBJECT  
PROPERTY**

**Dogwood Trail**



**1276-18**  
**Zoning Proximity Map**

**Town of Tyrone**

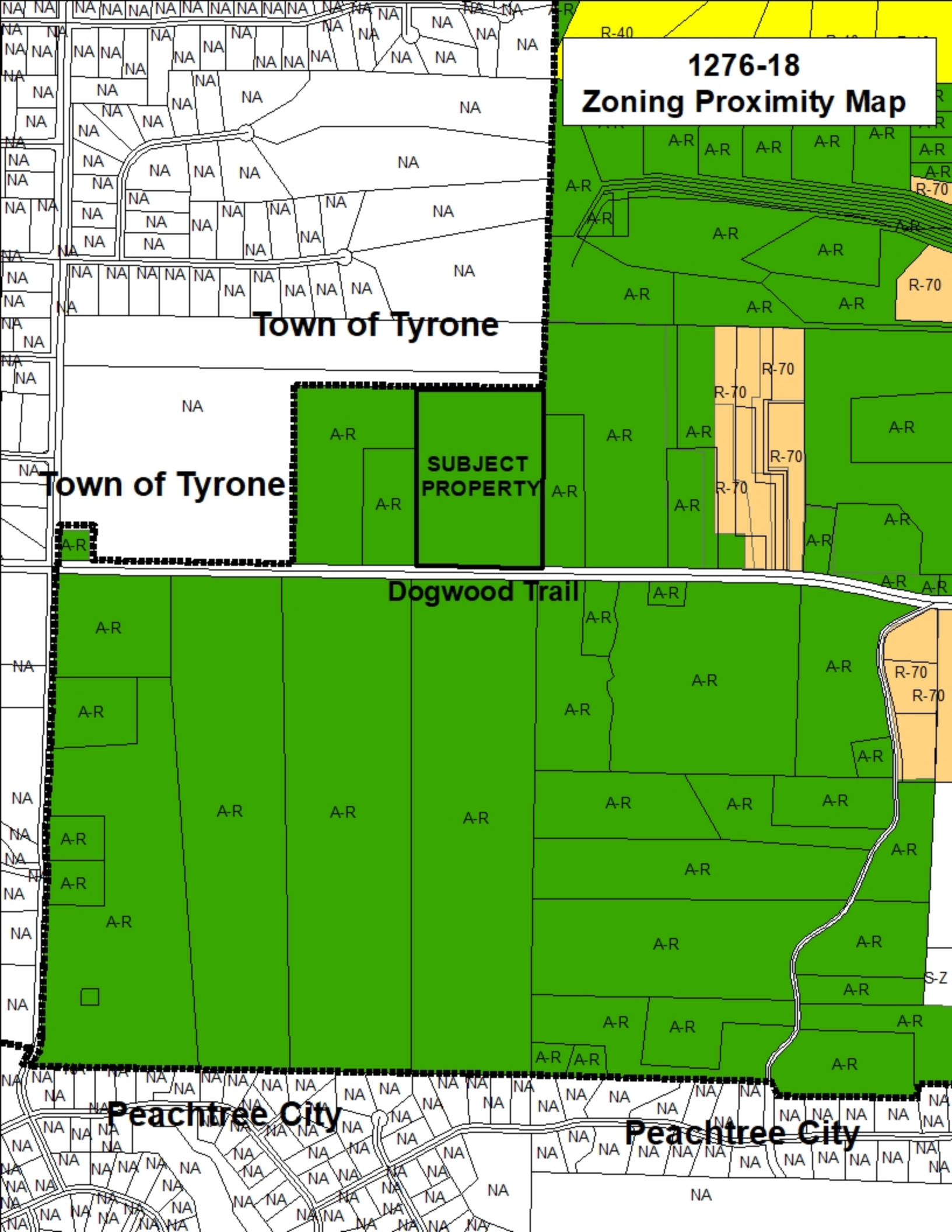
**Town of Tyrone**

**Dogwood Trail**

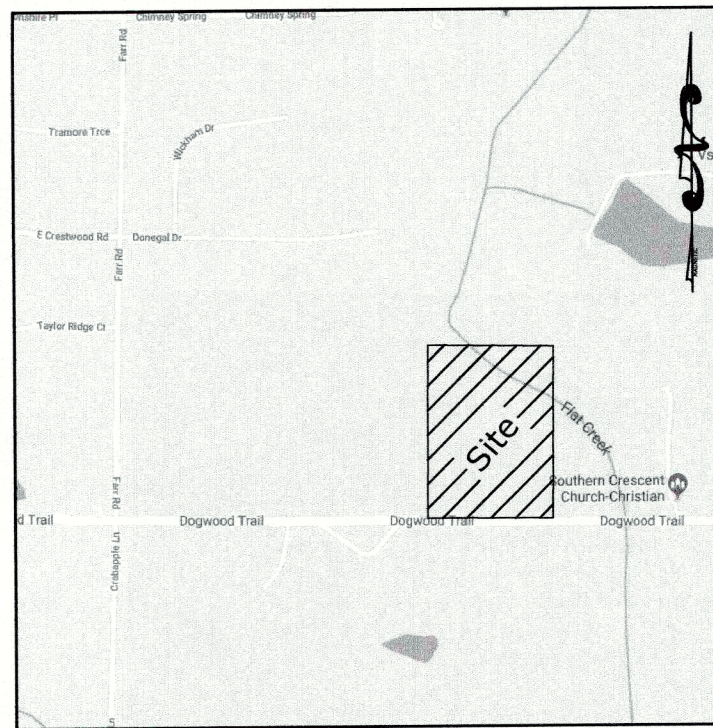
**Peachtree City**

**Peachtree City**

**SUBJECT  
PROPERTY**







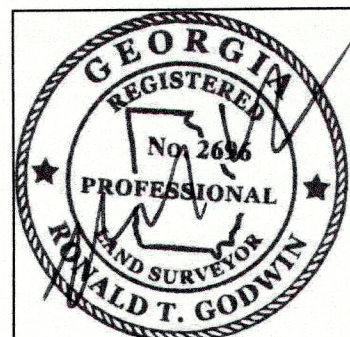
VICINITY MAP  
(NOT TO SCALE)

### GENERAL NOTES:

- OWNER/DEVELOPER:  
Claudine B. Morris &  
Christine B. Thornton  
160 Clayton Road  
Brooks, GA 30205
- SURVEYOR:  
Four Corners Surveying, L.L.C.  
P. O. Box 15  
Tyrone, GA 30290  
770-560-3910  
770-823-9377  
four\_corners@bellsouth.net
- CLOSURE DATA:  
Field Closure=1" IN 10,000+  
Angle Point Error=< 20"  
Equipment Used=Topcon 3005W,  
Sokkia SX, & Topcon Hyper GA GPS System  
Adjustment Method=Compass Rule  
Plat Closure=1" IN 100,000+
- SITE DEVELOPMENT DATA:  
Location: Land Lot 105 of the 7th District, Fayette County, Georgia  
Existing Zoning: A-R  
Proposed Zoning: R-75  
Site Data = 6 Lots  
Total area of project = 18.172 Acres 791,588 Sq. Ft.
- Tax Parcel ID: 0729 042
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:  
For R-75 Zoning district  
Minimum floor area of house = 2,500 SF  
Minimum lot size = 2 Acre  
Front yard = 100' Arterial, 75' Collector, 50' Local  
Side yard = 25'  
Rear yard = 50'  
Maximum height of structure = 35'
- Fayette county does not accept the ownership maintenance or responsibility for any drainage easement or overall drainage plan or the lack of one indicated by this plat.
- In my opinion a portion of this property appears to lie within a Metropolitan North Georgia Water Planning District 100 year flood plain according to Fayette County GIS Map.
- There are state waters on this property.
- There are no wetlands on this property as per Fayette County GIS.
- There are groundwater recharge areas on the property as per Fayette County GIS.
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
- This survey was performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
- Sewer service provided by individual septic systems on each lot.
- Lots water service to be provided Fayette County on each lot.
- All distances shown are horizontal ground distance. No conversion factor used.
- There are no existing structure on property.
- Each residential building lot has a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

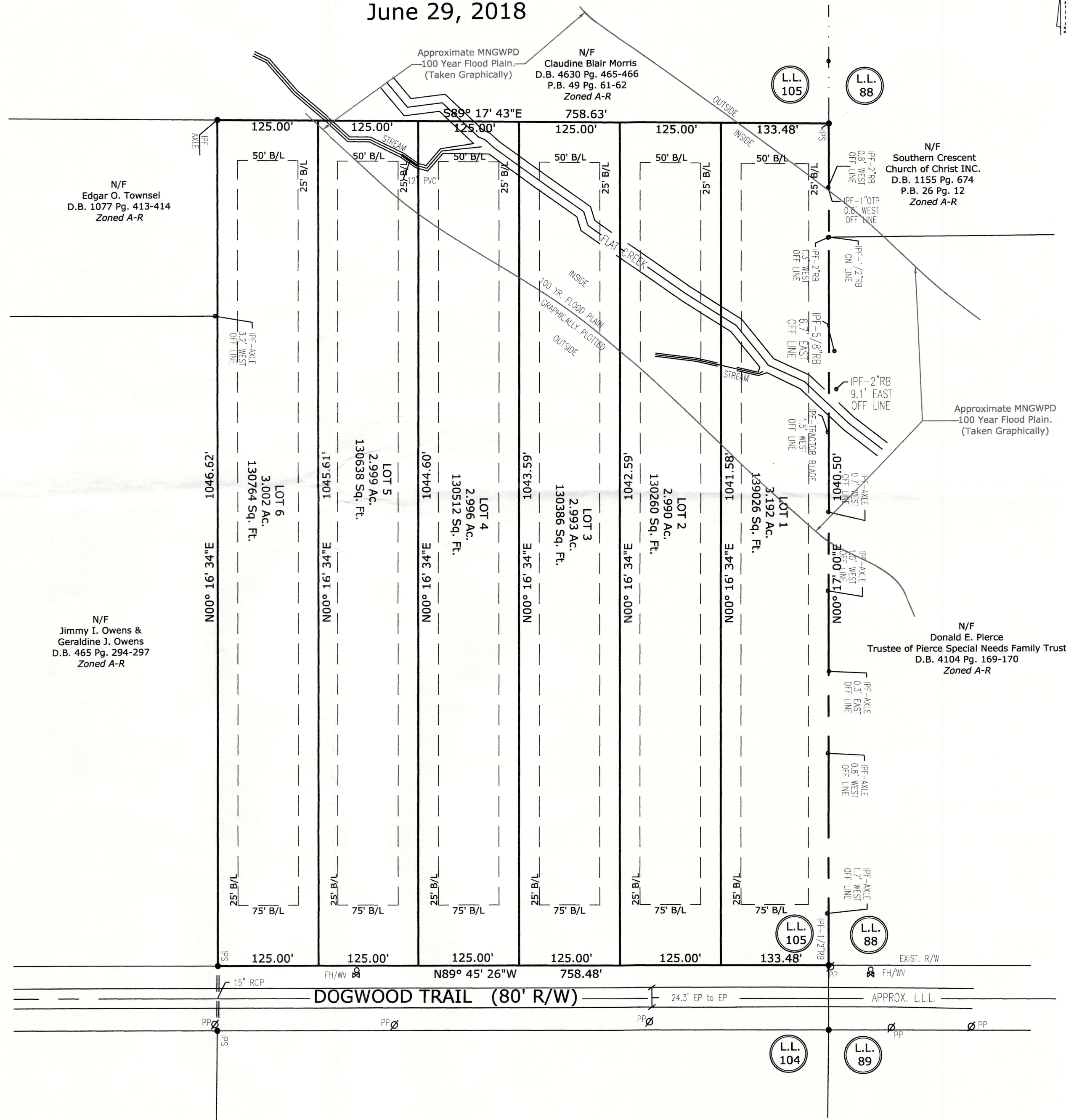
Note:  
This document was prepared for permitting purposes only and **Should NOT** be used for transfer of title. Boundary information taken from survey by others. No field work performed by this office.

GRAPHIC SCALE 1" = 100'  
0 50 100 200



**LEGEND:**  
OTP=OPEN TOP PIPE  
RBF=REBAR FOUND  
RBS=REBAR SET  
R/W=RIGHT OF WAY  
L.L.=LAND LOT  
MFFE=MINIMUM FINISHED FLOOR ELEVATION  
D.E.=DRAINAGE EASEMENT  
P.O.B.=POINT OF BEGINNING  
B/L=BUILDING LINE  
N/F=NOW OR FORMERLY  
F.W.P.D.=FIELD WORK PERFORMED DATE

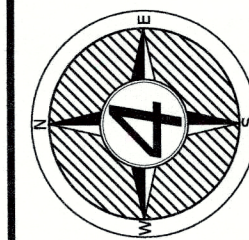
## Rezoning Plat for Claudine B. Morris & Christine B. Thornton Land Lot 105 of the 7th District Fayette County, Georgia June 29, 2018



Magnetic North

**FOUR CORNERS  
SURVEYING™**

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377  
FOUR\_CORNERS@BELLSOUTH.NET



Page:	
Plat/Deed Book	

Claudine B. Morris &  
Christine B. Thornton  
Dogwood Trail  
Land Lot 105 Of The 7th Land District  
Fayette County, Georgia

Alliegance Homes LLC

Prepared for:

Job #: 18-156  
Drawn By: JCB  
Reviewed By: RTG  
Date: 06/29/18  
F.W.P.D.: 06/29/18  
Scale: 1" = 100'  
Sheet: 1 of 1



APPLICATION TO AMEND  
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

\*PROPERTY OWNERS: Christine Thornton / Claudine Morris  
374 Starting Dr. / 160 Clayton Rd.  
MAILING ADDRESS: Monticello, GA. 31024 / Brooks, GA. 30205

PHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

AGENT FOR OWNERS: Trent Foster

MAILING ADDRESS: PO Box 3852 Peachtree City, GA 30269

PHONE: (678) 633-9928 E-MAIL: trent.foster@allegiancedevgroup.com

PROPERTY LOCATION: LAND LOT 105 LAND DISTRICT 7 PARCEL 0729042  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 18.17

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R75

ZONING OF SURROUNDING PROPERTIES: AR

PRESENT USE OF SUBJECT PROPERTY: Vacant

PROPOSED USE OF SUBJECT PROPERTY: 6 residential lots (all access from Dogwood Trail)

LAND USE PLAN DESIGNATION: Low Density Residential

NAME AND TYPE OF ACCESS ROAD: Dogwood Trail

LOCATION OF NEAREST WATER LINE: in front of property on Dogwood Trail

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1276-18

[ ] Application Insufficient due to lack of: \_\_\_\_\_

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

[ ] Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: 7/2/18

DATE OF PLANNING COMMISSION HEARING: August 2, 2018

DATE OF COUNTY COMMISSIONERS HEARING: August 23, 2018

Received from Trent Foster (Allegiance Homes, LLC) a check in the amount of \$ 350.00 for application filing fee, and \$ \_\_\_\_\_ for deposit on frame for public hearing sign(s).

Date Paid: \_\_\_\_\_ Receipt Number: 6347079-app



**PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM**  
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

\* Christine Thornton Claude Morris

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0729 042

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 105 of the 7th District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 18.17 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Trent Foster to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

\* Christine Thornton  
Signature of Property Owner 1  
374 STARLING DR  
MONTICELLO, GA 31064  
Address

Signature of Notary Public

Date



\* Claudia Morris  
Signature of Property Owner 2  
160 CLAYTON RD, BOWEN, GA  
30225  
Address

Signature of Notary Public

Date



Signature of Property Owner 3

Signature of Notary Public

Address

Date

CF  
Signature of Authorized Agent

Signature of Notary Public

Date



Po Box 3852 Peachtree City, GA 30269  
Address

NAME: Ernstine Thornton / Candine Munn PETITION NUMBER: 1376-18  
ADDRESS: See application

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

\_\_\_\_\_ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-75.

This property includes: (check one of the following)


☐ See attached legal description on recorded deed for subject property or

☒ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 2nd day of August, 20 18 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23rd day of August, 20 18 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF JUNE, 20 18

 \_\_\_\_\_  
NOTARY PUBLIC 2020  
FAYETTE CO., GEORGIA

 \_\_\_\_\_ \*



\* Fill out  
sign & notarize

# AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

\* I/We, Claudia Morris  
Christine Thornton, said property owner(s) of subject property requested to be rezoned,  
hereby agree to dedicate, at no cost to Fayette County, 80 feet of right-of-way along  
Dogwood Trail as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 29<sup>th</sup> day of JUNE, 2018.

\* Christine Thornton  
SIGNATURE OF PROPERTY OWNER

\* Claudia Morris  
SIGNATURE OF PROPERTY OWNER

[Signature]  
NOTARY PUBLIC

BARBARA L. RHODES  
MY COMMISSION EXPIRES  
JULY 7 2020  
FAYETTE CO., GEORGIA  
NOTARY PUBLIC

**PETITION NO: 1277A-18 & 1277B-18**

**REQUESTED ACTION:** A-R to R-70

**PROPOSED USE:** Residential Subdivision

**EXISTING USE:** Residential

**LOCATION:** Old Ford Road & Westbridge Road

**DISTRICT/LAND LOT(S):** 13th District, Land Lot(s) 196 & 221

**OWNER:** William Taylor III

**PLANNING COMMISSION PUBLIC HEARING:** August 2, 2018

**BOARD OF COMMISSIONERS PUBLIC HEARING:** August 23, 2018

---

**APPLICANT'S INTENT**

Applicant proposes to develop a Residential Subdivision consisting of 23 lots on a total of 86 acres.

**STAFF RECOMMENDATION**

**Petition 1277A-18 Approval with Two (2) Conditions  
Petition 1277B-18 Approval with Two (2) Conditions**



## **INVESTIGATION**

### **A. PROPERTY SITE**

The subject property consists of a 46.26 acre tract (1277A-18) fronting on Westbridge Road in Land Lot 196 of the 13th District and a 40.00 +/- acre tract (1277B-18) fronting on Old Ford Road in Land Lot 221 of the 13th District, both tracts total 86 +/- acres and will be heard as two (2) separate rezoning petitions. Westbridge Road is classified as a Minor Arterial and Old Ford Road is classified as a Collector on the Fayette County Thoroughfare Plan. Each of the individual tracts contains a single-family residence.

### **B. SURROUNDING ZONING AND USES**

The general situation is an 86 (+/-) acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R and R-40. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

<b>Direction</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Use</b>	<b>Comprehensive Plan</b>
North	1.0 4.80	A-R A-R	Single-Family Residence Single-Family Residence	Low Density Residential (1 Unit/1 Acre)
South (8 lots in Northridge Subdivision)	1.25 to 1.63	R-40	Single-Family Residence on each lot	Low Density Residential (1 Unit/1 Acre)
East	104.7	A-R	Single-Family Residence	Low Density Residential (1 Unit/1 Acre)
West	7.2 3.6 3.0 3.0 1.3	A-R A-R R-40 R-40 A-R	Single-Family Residence Single-Family Residence Single-Family Residence Single-Family Residence Single-Family Residence	Low Density Residential (1 Unit/1 Acre)

### **C. COMPREHENSIVE PLAN**

The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.

#### **D. ZONING/REGULATORY REVIEW**

The applicant seeks to rezone a total of 86 +/- acres from A-R to R-70 for the purpose of developing a Residential Subdivision. The tract associated with 1277A-18 contains an existing single-family residence which has 1,377 square feet of heated area based on Tax Assessor's information. As R-70 requires a minimum heated square footage of 1,500, the applicant has stated in a letter (see attached) that the residence will be remodeled by finishing and heating a 300 square foot utility room prior to submitting the Preliminary Plat. Staff will not approve the Preliminary Plat until the residence has been brought into compliance. The tract associated with 1277B-18 contains an existing single-family residence which has 1,532 square feet of heated area based on Tax Assessor's information.

A survey of the property, submitted with the rezoning, indicates an existing pavilion structure located in the setback along the eastern property line. The pavilion also straddles the property line between the subject properties. This area is proposed as a common area for the subdivision. The applicant has stated in a letter (see attached) that the pavilion will be removed. Staff will recommend a condition that the pavilion be removed within 180 days from the effective date of this rezoning.

##### **Platting**

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

##### **Access**

The Concept Plan submitted indicates one (1) access from Old Ford Road.

#### **E. REVIEW OF CONCEPT PLAN**

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

#### **F. DEPARTMENTAL COMMENTS**

##### **Water System**

Water Available.

### **Public Works/Engineering**

1. Old Ford Road is a collector and a ROW dedication is required for all road frontage along Old Ford Road that will provide 40 feet of ROW as measured from the existing road centerline.
2. Westbridge Road is an arterial and a ROW dedication is required for all road frontage along Westbridge Road that will provide 50 feet of ROW as measured from the existing road centerline.
3. The concept shows a landscape island at the entrance. This would be on HOA property and the proposed road ROW around the island shall be a minimum of 80 feet, rather than the standard 60 feet.
4. Engineering is unclear on the purpose/intent of the road bump-out at lots 2 and 20. Modifications may be required but there is no apparent relevance to the rezoning request.
5. Access to the S/D would be from the intersection of Old Ford Road with Westridge Road and Old Ford Road with SR 279. Both intersections are stop-controlled on Old Ford. SR 279 has a right turn lane onto Old Ford, there are no turn lanes at Westbridge.
6. According to GDOT on-line traffic data, Westbridge Road has an average daily traffic count of 3,970 vpd and SR 279 has 16,900 vpd. The project would increase the existing traffic on these roads by approximately 3% and 0.6%, respectively.

### **Environmental Management**

Floodplain - The property DOES contain floodplain delineated in the Fayette County 2013 Future Conditions Flood Study. This development is subject to the Floodplain Management Ordinance. All base flood elevations shall be field located. All lots located within a special flood hazard area or adjacent to will be subject to an MFFE.

Watershed - This property IS subject to the Watershed Protection ordinance. A state waters determination will be required. All perennial streams and state waters within a 1,000 ft. of any perennial streams will have a 50 ft. watershed protection buffer and 50 watershed protection setback from wrested vegetation. All other state waters and all lakes are subject to a 50 ft. watershed protection buffer and a 25 ft. watershed protection setback. Any state waters identified on site are subject to a 50 ft. watershed buffer measured from wrested vegetation and a 25 ft. setback as measured from the buffer.



**Wetlands** The property MAY contain wetlands and a wetland determination/state waters determination may be required as part of the development submittals. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

**Stormwater** This development IS subject to the Post-Development Stormwater Management Ordinance.

### **Environmental Health Department**

This department has no objections to the proposed rezoning. This department will need to be involved with a formal subdivision review process prior to being in a position to sign any plat.

### **Fire**

Must Provide a Scale Set of Plans, Must Show Fire Hydrant Locations. NOT APPROVED

### **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to R-70 for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **Approval of Petition 1277A-18 I with Two (2) Conditions and Approval of Petition 1277B-18 with Two (2) Conditions.**

## **RECOMMENDED CONDITIONS**

If these petitions are approved by the Board of Commissioners, they should be approved **R-70 CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

### **Petition 1277A-18**

1. The owner/developer shall provide, at no cost to Fayette County, fifty (50) feet of right-of-way as measured from the centerline of Westbridge Road to create a total of 100 feet of right-of-way and said dedication area shall be shown on the Final Plat. *(This condition based on comments from Public Works/Engineering.)*
2. That the pavilion located on the eastern portion of the property be removed within 180 days from the effective date of this rezoning.

### **Petition 1277B-18**

1. The owner/developer shall provide, at no cost to Fayette County, forty (40) feet of right-of-way as measured from the centerline of Old Ford Road to create a total of 80 feet of right-of-way and said dedication area shall be shown on the Final Plat. *(This condition based on comments from Public Works/Engineering.)*
2. That the pavilion located on the eastern portion of the property be removed within 180 days from the effective date of this rezoning.



**Taylor William**

135 Bayberry Run  
Fayetteville Ga. 30214  
Phone: 678-414-3321

► **Peter Frisina, AICP**  
**Director**  
**Community Services Division**

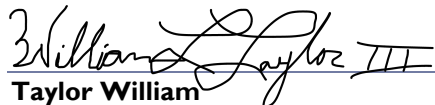
140 Stonewall Avenue W, suite 202  
Fayetteville, Georgia 30214  
Phone: 770-305-5160

---

Peter,

I intend to remodel the home located at 649 Westbridge Road, Fayetteville, Georgia 30214 to address the issue of the square footage not meeting the zoning requirements of R-70. The remodel will change the square footage from 1377 square feet to 1677 square feet. This change will bring this structure into conformance with the requirements of R70 zoning (1,500 square feet). The remodel is to occur following the approval of the zoning application 1277A-18 and will be completed before the preliminary plat is submitted. Additionally, the existing pavilion, located in the setback on the eastern property line will be removed following the approval of the zoning application 1277A-18.

Regards,

  
Taylor William

Property owner of 357 Old Ford Road and 649 Westbridge Road  
7/19/2018

---

**1277A-18 & 1277B-18  
Zoning**

**Fulton County**

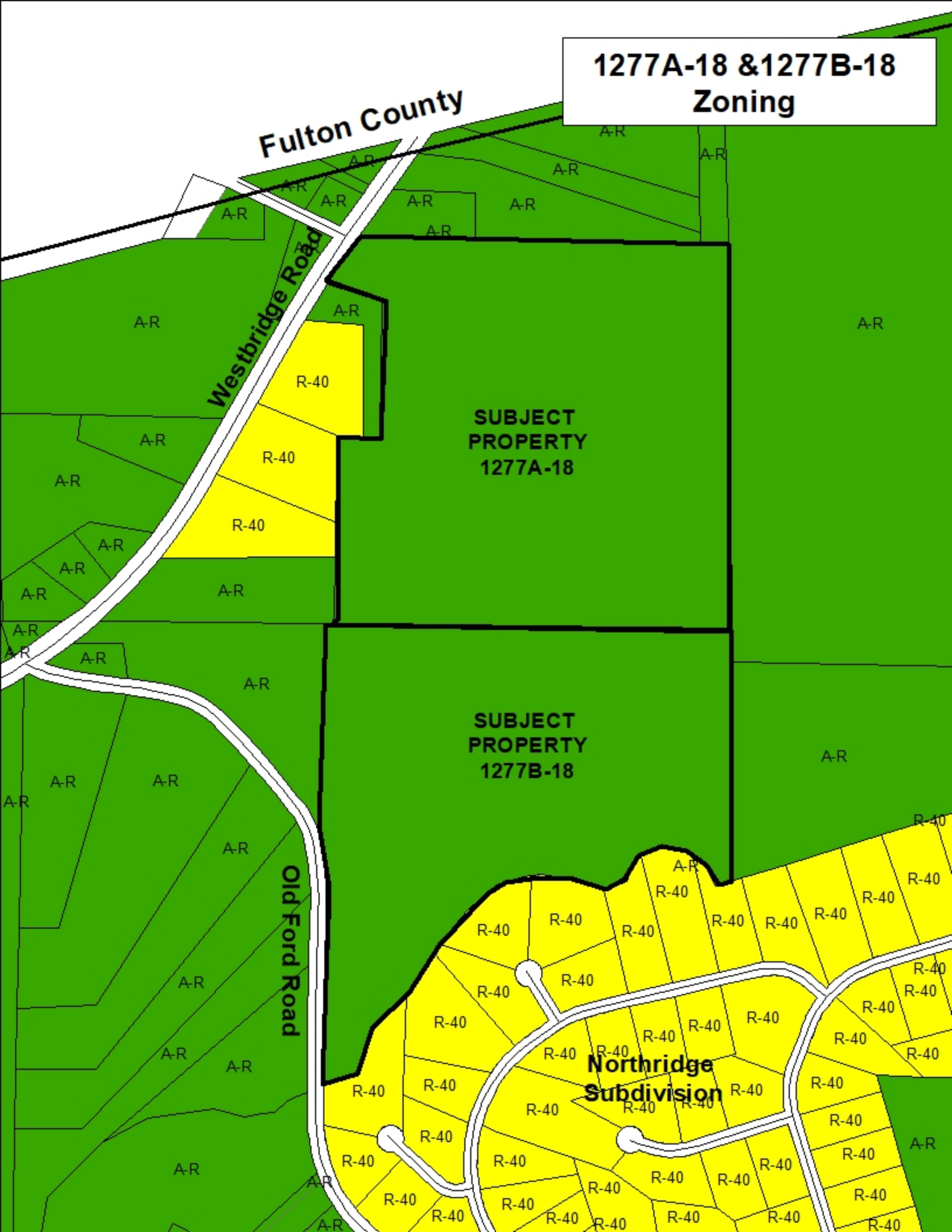
**Westbridge Road**

**Old Ford Road**

**SUBJECT  
PROPERTY  
1277A-18**

**SUBJECT  
PROPERTY  
1277B-18**

**Northridge  
Subdivision**





**1277A-18 & 1277B-18  
Land Use Plan**

**Fulton County**

**Westbridge Road**

RURAL  
RESIDENTIAL  
-2

**SUBJECT  
PROPERTY  
1277A-18**

**SUBJECT  
PROPERTY  
1277B-18**

**Old Ford Road**

LOW DENSITY  
RESIDENTIAL

**Northridge  
Subdivision**

**ENVIRONMENTALLY  
SENSITIVE AREAS**



**1277A-18 & 1277B-18  
Aerials**

**Fulton County**

**Westbridge Road**

**SUBJECT  
PROPERTY  
1277A-18**

**SUBJECT  
PROPERTY  
1277B-18**

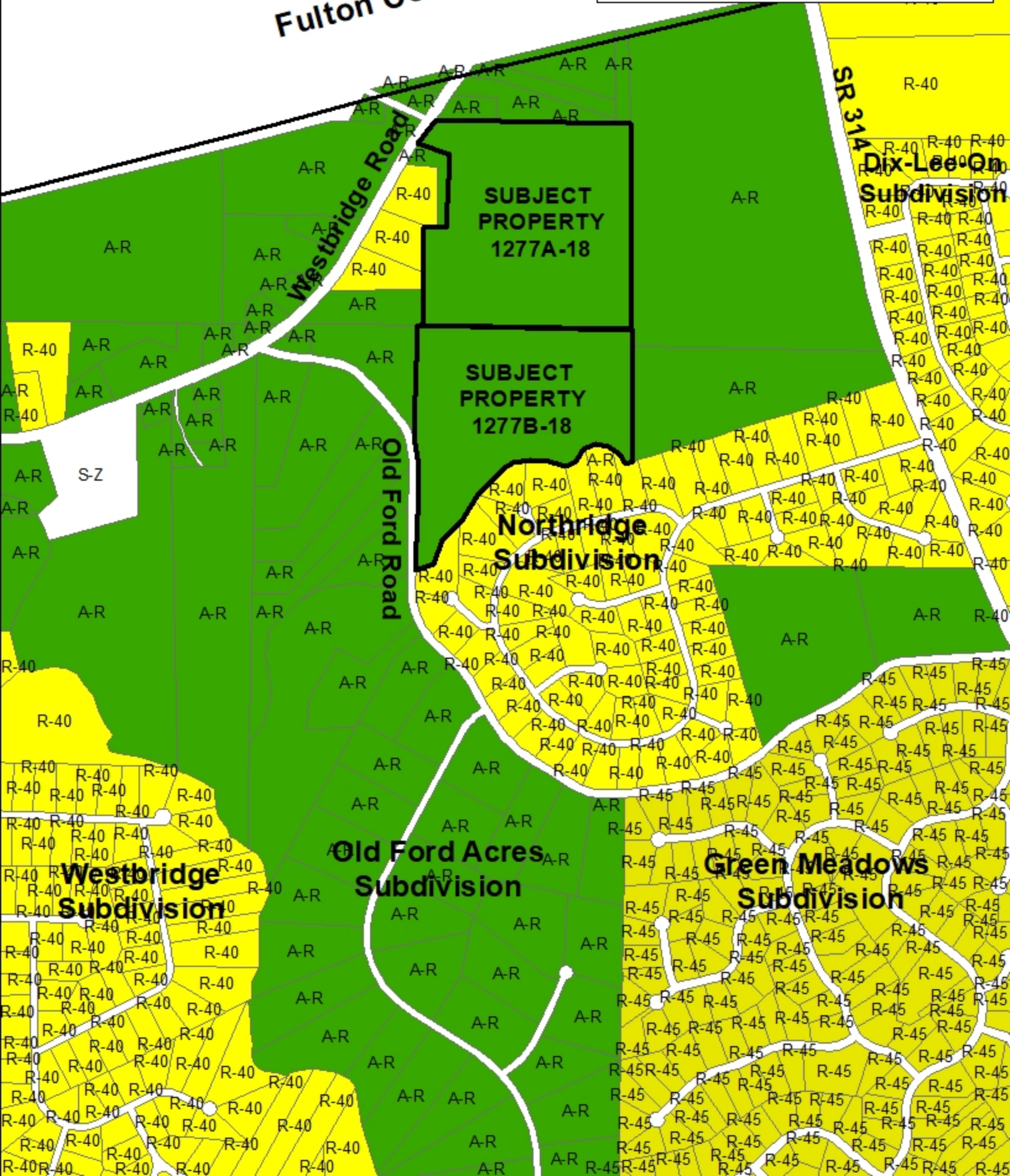
**Old Ford Road**

**Northridge  
Subdivision**



**1277A-18 & 1277B-18  
Zoning Proximity**

**Fulton County**







**APPLICATION TO AMEND  
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA**

PROPERTY OWNERS: William L Taylor III

MAILING ADDRESS: 135 Bayberry Run, Fayetteville, Ga 30214

PHONE: 678-414-3321 E-MAIL: William L Taylor 3@gmail.com

AGENT FOR OWNERS: N/A

MAILING ADDRESS: N/A

PHONE: N/A E-MAIL: N/A

PROPERTY LOCATION: LAND LOT 196 LAND DISTRICT 13th PARCEL D07015  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 411.26

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R70

ZONING OF SURROUNDING PROPERTIES: AR & R45 R-40

PRESENT USE OF SUBJECT PROPERTY: Single-Family Residential

PROPOSED USE OF SUBJECT PROPERTY: Single-Family Residential

LAND USE PLAN DESIGNATION: Residential low Density

NAME AND TYPE OF ACCESS ROAD: Westbridge Rd / 16

LOCATION OF NEAREST WATER LINE: old food Road

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1277-18 A

☐ Application Insufficient due to lack of: \_\_\_\_\_

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: Ruth Adams Date: 7/2/18

DATE OF PLANNING COMMISSION HEARING: August 2, 2018

DATE OF COUNTY COMMISSIONERS HEARING: August 23, 2018

Received from William L. Taylor (Saline, LLC) a check in the amount of \$ 450.00 for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).

Date Paid: July 2, 2018

Receipt Number: 6347081 - Application  
6347082 - Sign

**PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM**  
*(Applications require authorization by ALL property owners of subject property).*

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

William L Taylor III

Please Print Names

Property Tax Identification Number(s) of Subject Property: 307025 & 1307015

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 196 of the 13 District, and (if applicable to more than one land district) Land Lot(s) N/A of the N/A District, and said property consists of a total of \_\_\_\_\_ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to N/A to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

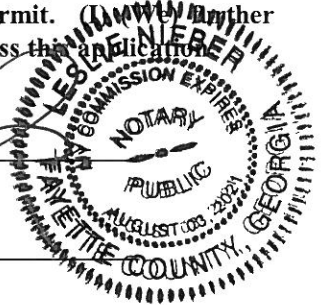
(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

[Signature]  
Signature of Property Owner 1

135 Bayberry Run Fayetteville Ga 30214  
Address

[Signature]  
Signature of Notary Public

7/2/18  
Date



\_\_\_\_\_  
Signature of Property Owner 2

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner 3

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date



NAME: William L. Taylor II PETITION NUMBER: \_\_\_\_\_

ADDRESS: 135 Bayberry Run Fayetteville Ga 30214

**PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.**

William L. Taylor II affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of public hearing. He/She petitions the above named to change its classification to R70.

This property includes: (check one of the following)

☒ See attached legal description on recorded deed for subject property or

☐ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 2nd day of August, 20 18 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23rd day of August, 20 18 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
APPLICANT'S SIGNATURE

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, William L Taylor III, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 30 feet of right-of-way along Westbridge Rd as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

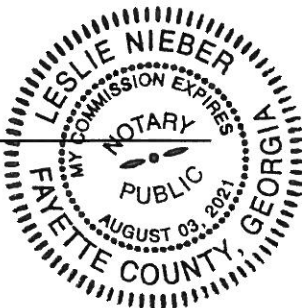
Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 2nd day of July, 20 18.

[Signature]  
SIGNATURE OF PROPERTY OWNER

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER

[Signature]  
NOTARY PUBLIC



APPLICATION TO AMEND  
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: William L. Taylor, III

MAILING ADDRESS: 135 Bayberry Run, Fayetteville., GA 30214

PHONE: 678-414-3321 E-MAIL: williamltaylor3@gmail.com

AGENT FOR OWNERS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PROPERTY LOCATION: LAND LOT 221 LAND DISTRICT 13 PARCEL 13-07-025  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 40 +/-

EXISTING ZONING DISTRICT: A-R PROPOSED ZONING DISTRICT: R-70

ZONING OF SURROUNDING PROPERTIES: A-R & R-40

PRESENT USE OF SUBJECT PROPERTY: Single-Family Residential

PROPOSED USE OF SUBJECT PROPERTY: Single-Family Residential Subdivision

LAND USE PLAN DESIGNATION: Low Density Residential

NAME AND TYPE OF ACCESS ROAD: Old Ford Road/Collector

LOCATION OF NEAREST WATER LINE: Old Ford Road

---

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1277-18 B

☐ Application Insufficient due to lack of: \_\_\_\_\_

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: 7/5/18

DATE OF PLANNING COMMISSION HEARING: August 2, 2018

DATE OF COUNTY COMMISSIONERS HEARING: August 23, 2018

Received from William L. Taylor, III a check in the amount of \$ 450.00 for application filing fee, and \$ 90.00 for deposit on frame for public hearing sign(s).

Date Paid: July 3, 2018 Receipt Number: 6347083 - App.  
6347084 - Sign



PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM  
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

William L. Taylor

Please Print Names

Property Tax Identification Number(s) of Subject Property: 13-07-025

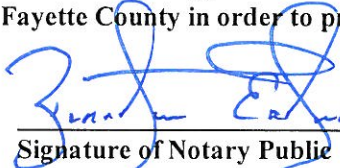
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 221 of the 13 District, and (if applicable to more than one land district) Land Lot(s) 221 of the 13 District, and said property consists of a total of 40 +/- acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to NA to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

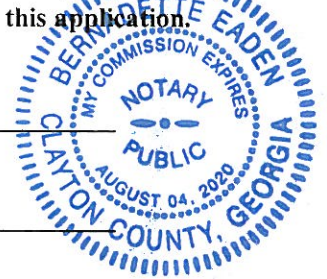
(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

  
Signature of Property Owner 1

135 Bayberry Run Fayetteville Ga 30214  
Address

  
Signature of Notary Public

July 5, 2018  
Date



Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Signature of Notary Public

Date

Signature of Authorized Agent

Address

Signature of Notary Public

Date

NAME: William I. Taylor PETITION NUMBER: 1277-18 B

ADDRESS: 135 Bayberry Run, Fayetteville., GA 30214

**PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.**

William I. Taylor affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) A-R Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-70.

This property includes: (check one of the following)

☐ See attached legal description on recorded deed for subject property or

☐ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 2nd day of August, 2018 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23rd day of August, 2018 at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5<sup>th</sup> DAY OF July, 2018

  
NOTARY PUBLIC

  
APPLICANT'S SIGNATURE



AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, William I. Taylor, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, 40 feet of right-of-way along Old Ford Road as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare) 60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare) 80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this 5th day of July, 2018.

[Signature]  
SIGNATURE OF PROPERTY OWNER

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER

[Signature]  
NOTARY PUBLIC

